10TH AND V STREET CONDOMINIUM

WASHINGTON, DC

OWNER: 2105 10TH STREET NW LLC, C/O CROSSTOWN PROPERTIES

BUILDING CODE AND PROJECT DATA:

SITE DATA:

LOT	SQUARE	AREA
5,6,802	358	9,563 SF

ZONING DISTRICT:

C-2-B / ARTS OVERLAY DISTRICT

CONSTRUCTION TYPE:

TYPE 1: CONCRETE FLAT PLATE
MASONRY AND STEEL STUD NON-LOAD BEARING WALLS

USE GROUP:

R2: MULTI-FAMILY RESIDENTIAL

FIRE SUPRESSION SYSTEM:

FULLY SPRINKLERED

NUMBER OF STORIES ABOVE GRADE:

6 STORIES

BUILDING HEIGHT:

64.50 FT MEASURED FROM TOP OF CURB @ ℄ OF 10TH ST ELEVATION

FAR FLOOR AREAS:

	NEW	CHURCH	TOTAL
FIRST:	5,973 GSF	1,675 GSF	7,648 GSF
SECOND:	5,973 GSF	1,675 GSF	7,648 GSF
THIRD:	5,973 GSF	1,675 GSF	7,648 GSF
FOURTH:	5,973 GSF	1,164 GSF	7,137 GSF
FIFTH:	5,642 GSF	0 GSF	5,642 GSF
SIXTH:	4,448 GSF	0 GSF	4,448 GSF
TOTAL:	33,982 GSF	6,189 GSF	**40,171 GSF**

PARKING SPACES:

REQUIRED: 0 SPACES
PROVIDED: 6 CONFORMING SPACES
13 NON-CONFORMING SPACES

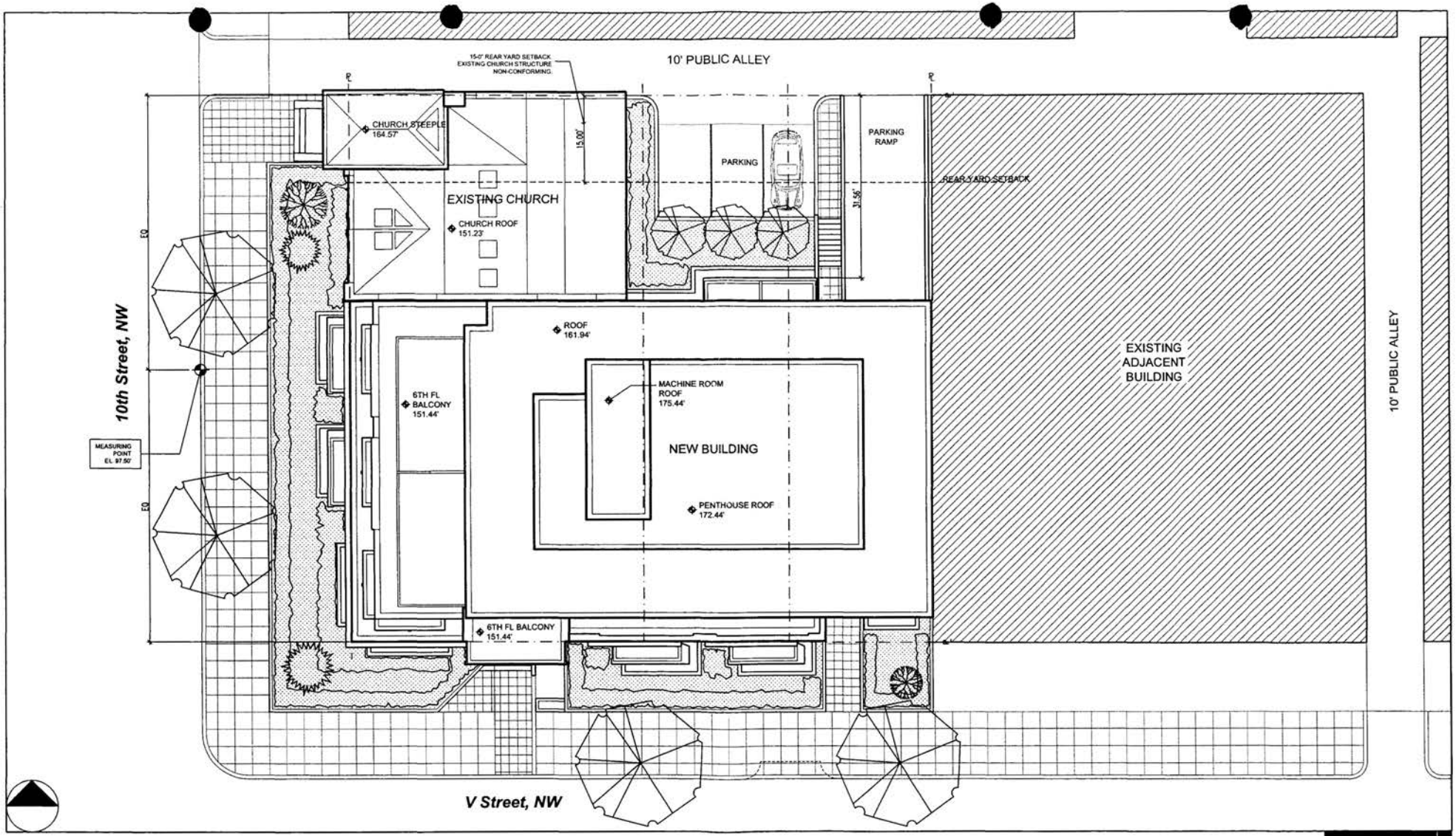
APPLICABLE CODES:

DC CONSTRUCTION CODE SUPPLEMENT DCMR 12A/ 2003
DCMR 11 ZONING/ 2003
INTERNATIONAL BUILDING CODE/ 2000
INTERNATIONAL PLUMBING CODE/ 2000
INTERNATIONAL MECHANICAL CODE/ 2000
INTERNATIONAL FIRE CODE/ 2000
INTERNATIONAL PROPERTY MAINTENANCE CODE/ 2000
INTERNATIONAL FUEL CODE/ 2000
INTERNATIONAL ENERGY CONSERVATION CODE/ 2000
NFPA NATIONAL ELECTRICAL CODE/ 1996



2005 MAR 15 PM 2:29
D.C.
BZA
CASE No. 17323
EXHIBIT No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17323
EXHIBIT NO. 9



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FEBRUARY 2005

SITE PLAN

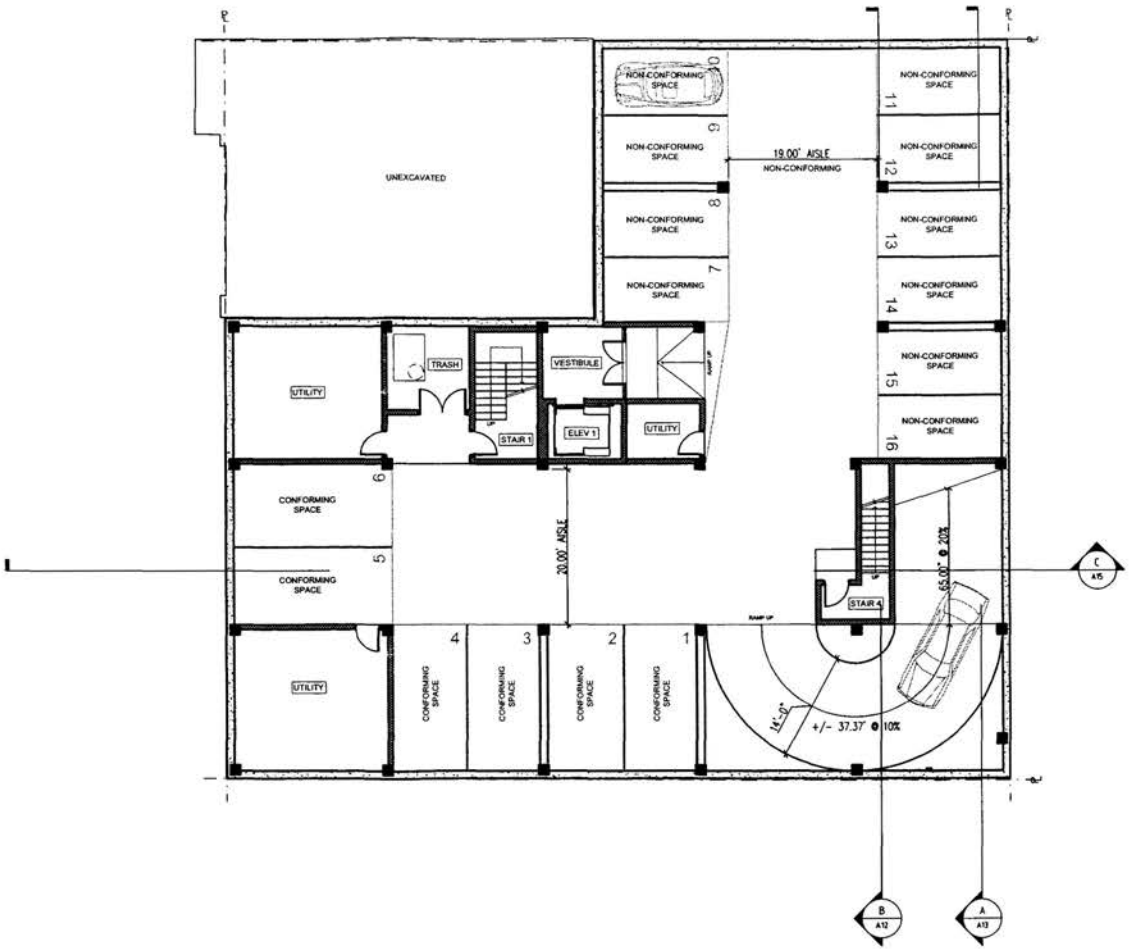
SCALE: 1" = 1/16"

10TH & V STREET CONDOMINIUM

WASHINGTON, DC

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PARKING FLOOR PLAN

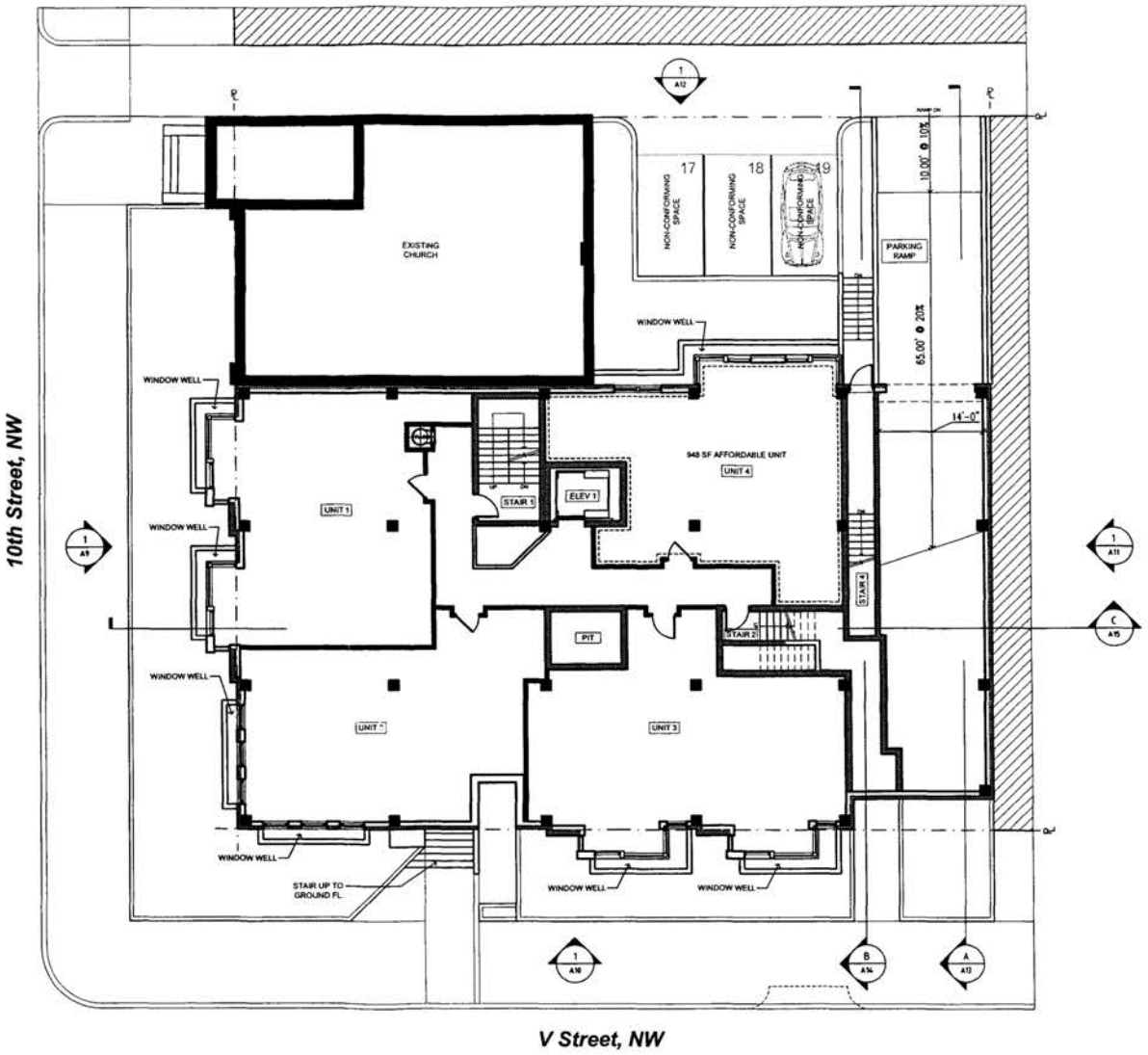
SCALE: 1' = 1/16"

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CELLAR FLOOR PLAN (NON-F.A.R.)

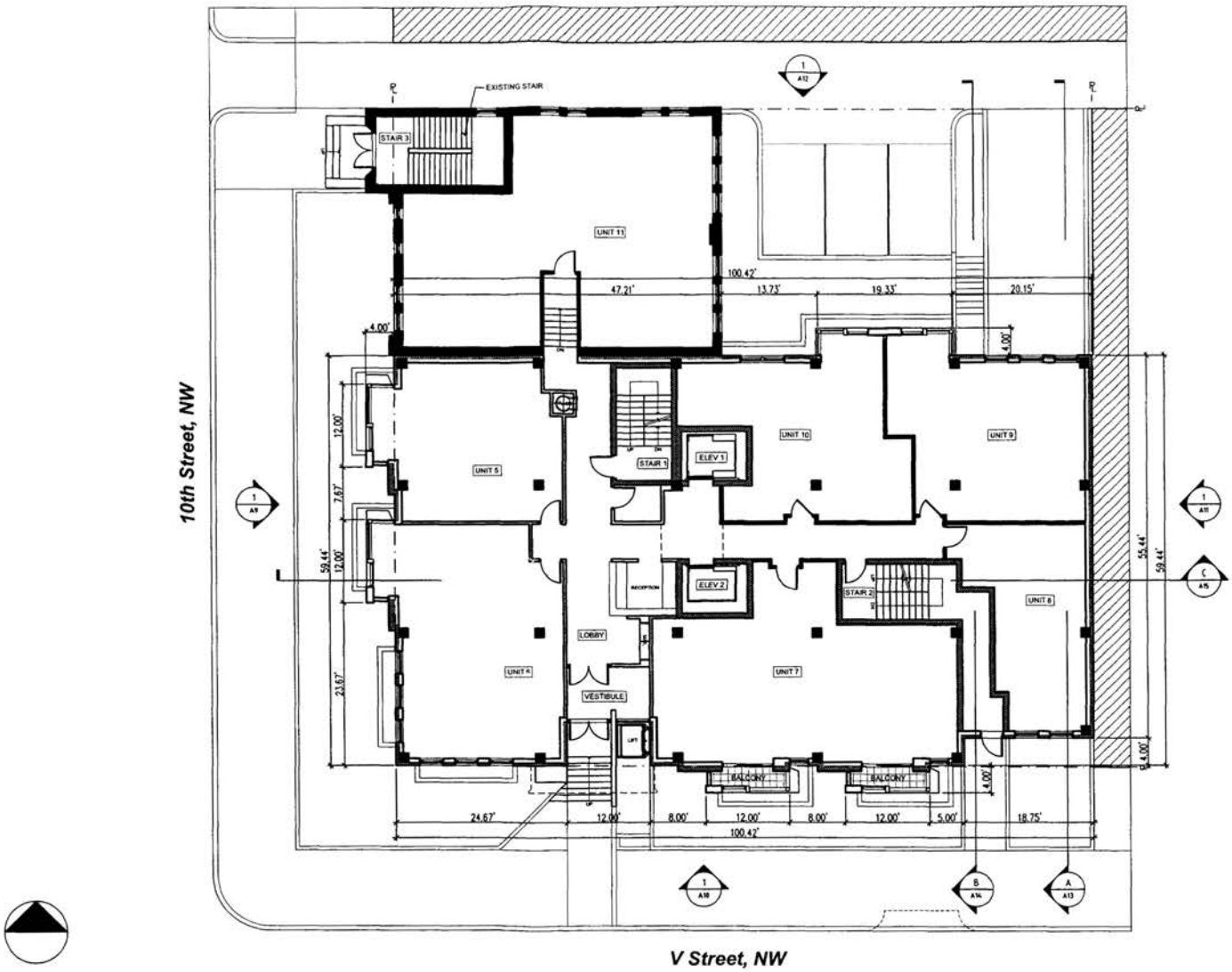
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GROUND FLOOR PLAN

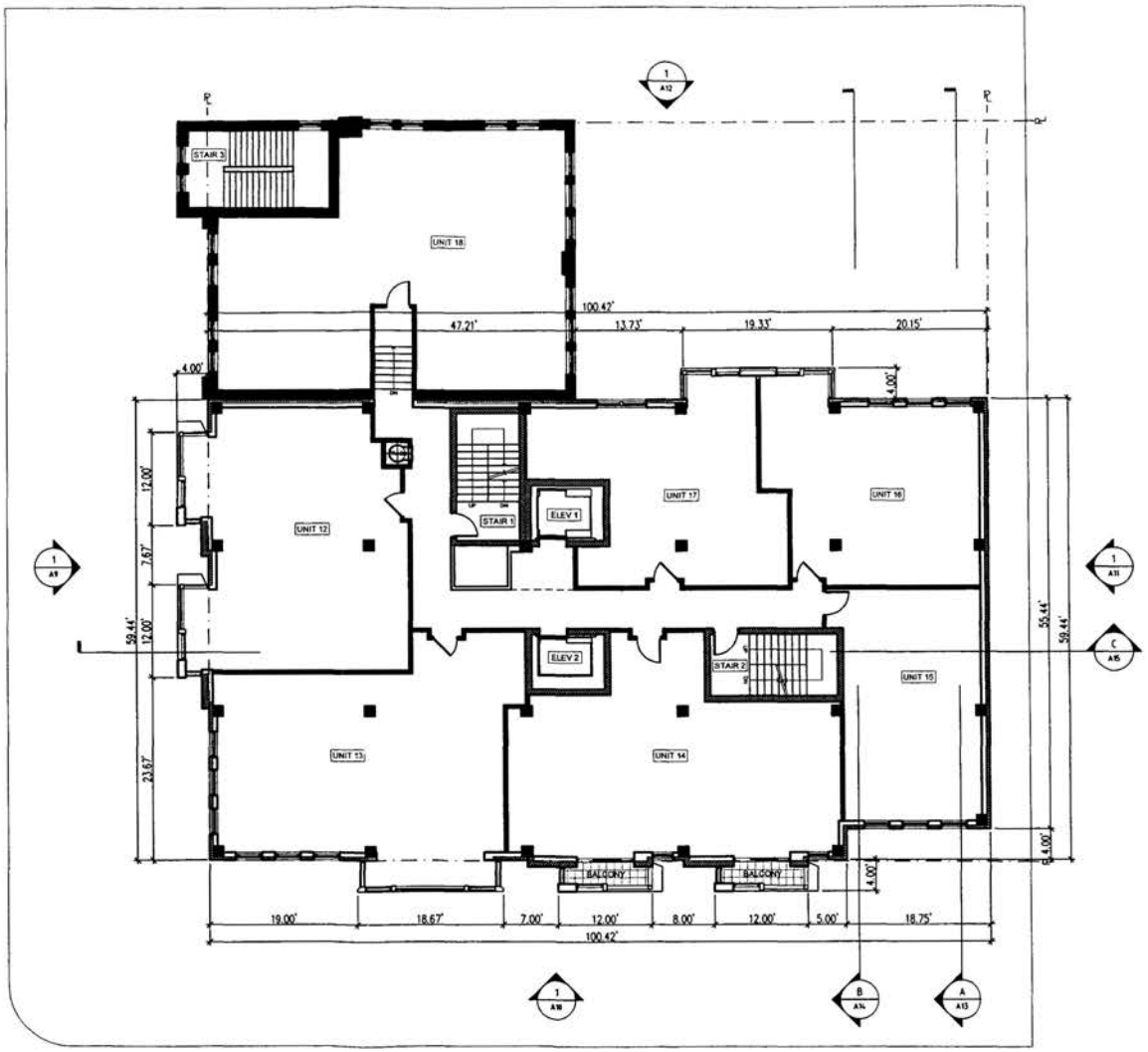
SCALE: 1' = 1/16"

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TYPICAL FLOOR PLAN

SCALE: 1" = 1/16"

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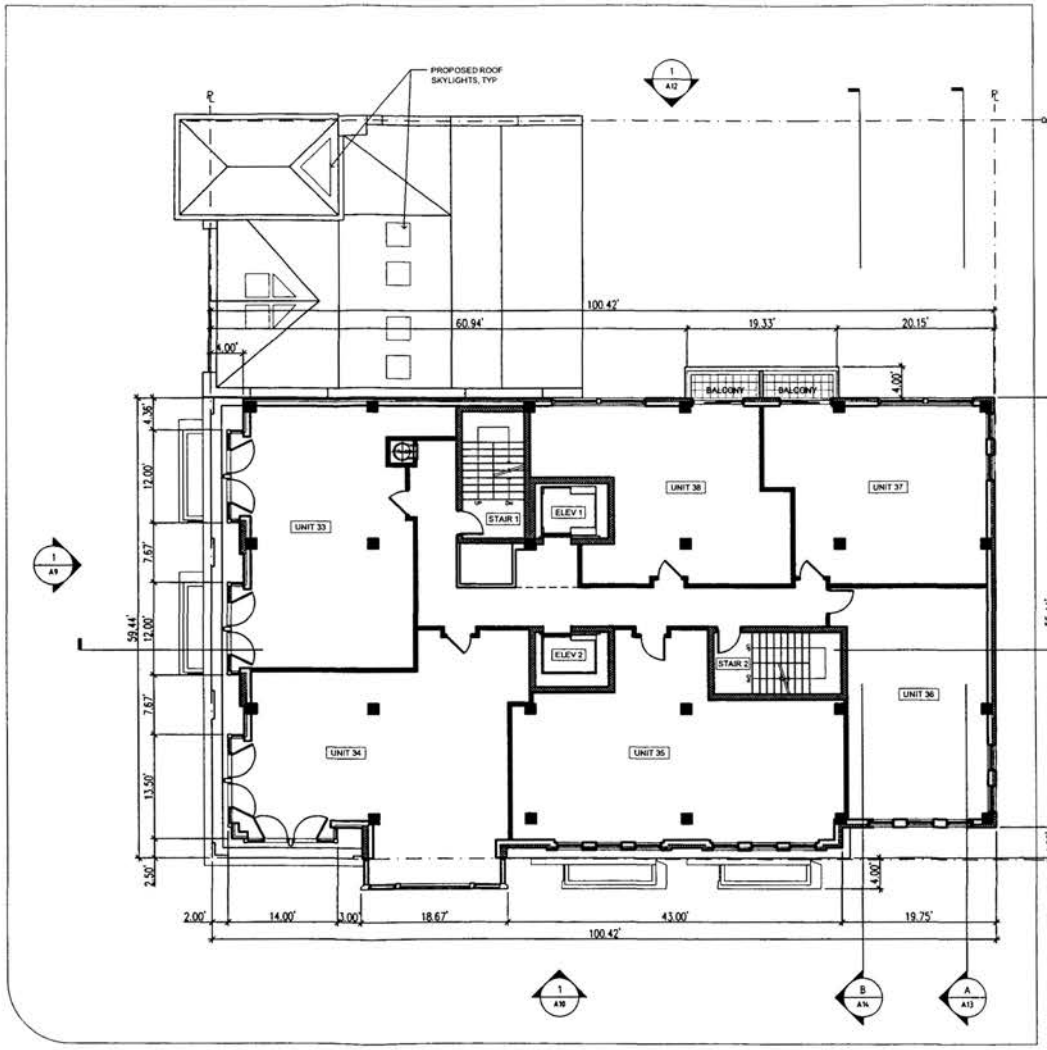
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FIFTH FLOOR PLAN

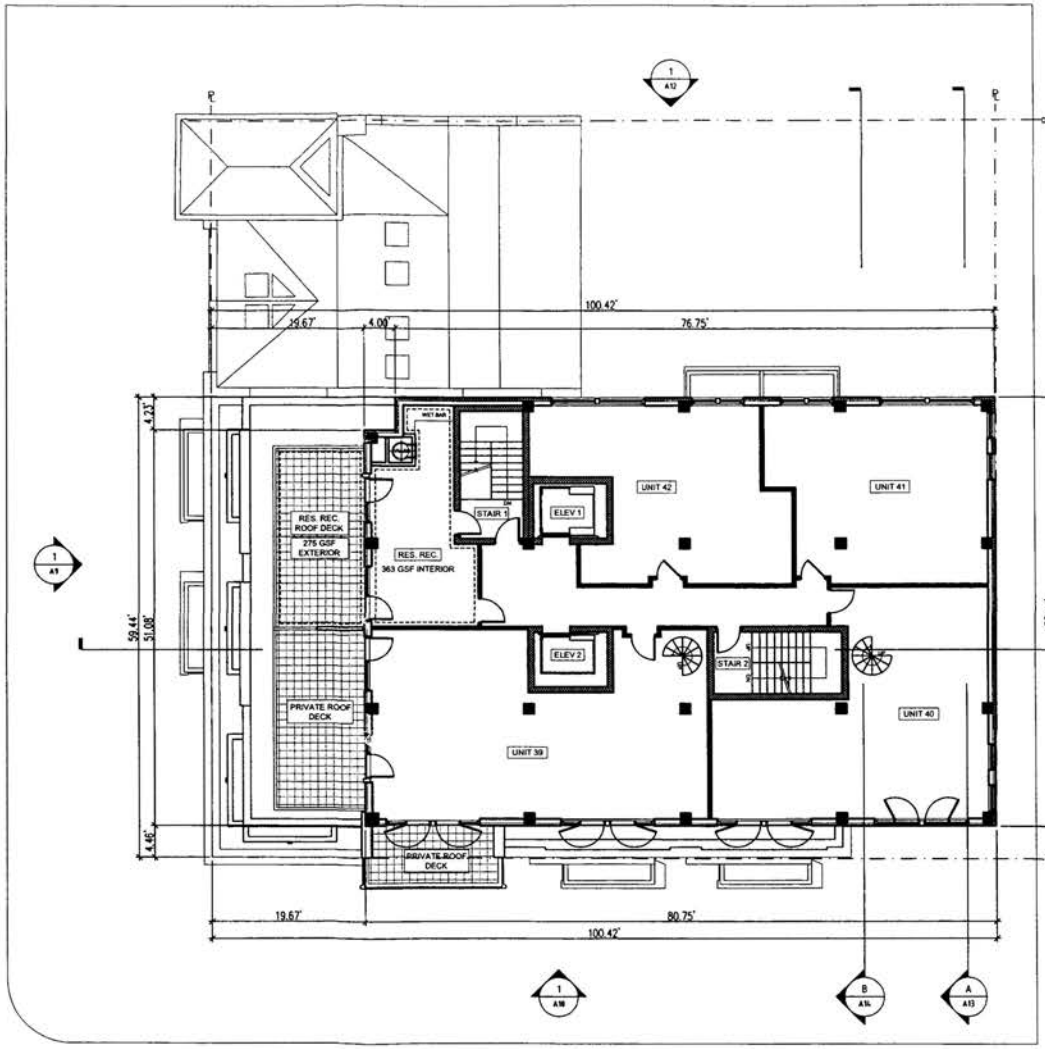
SCALE: 1" = 1/16"

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SIXTH FLOOR PLAN

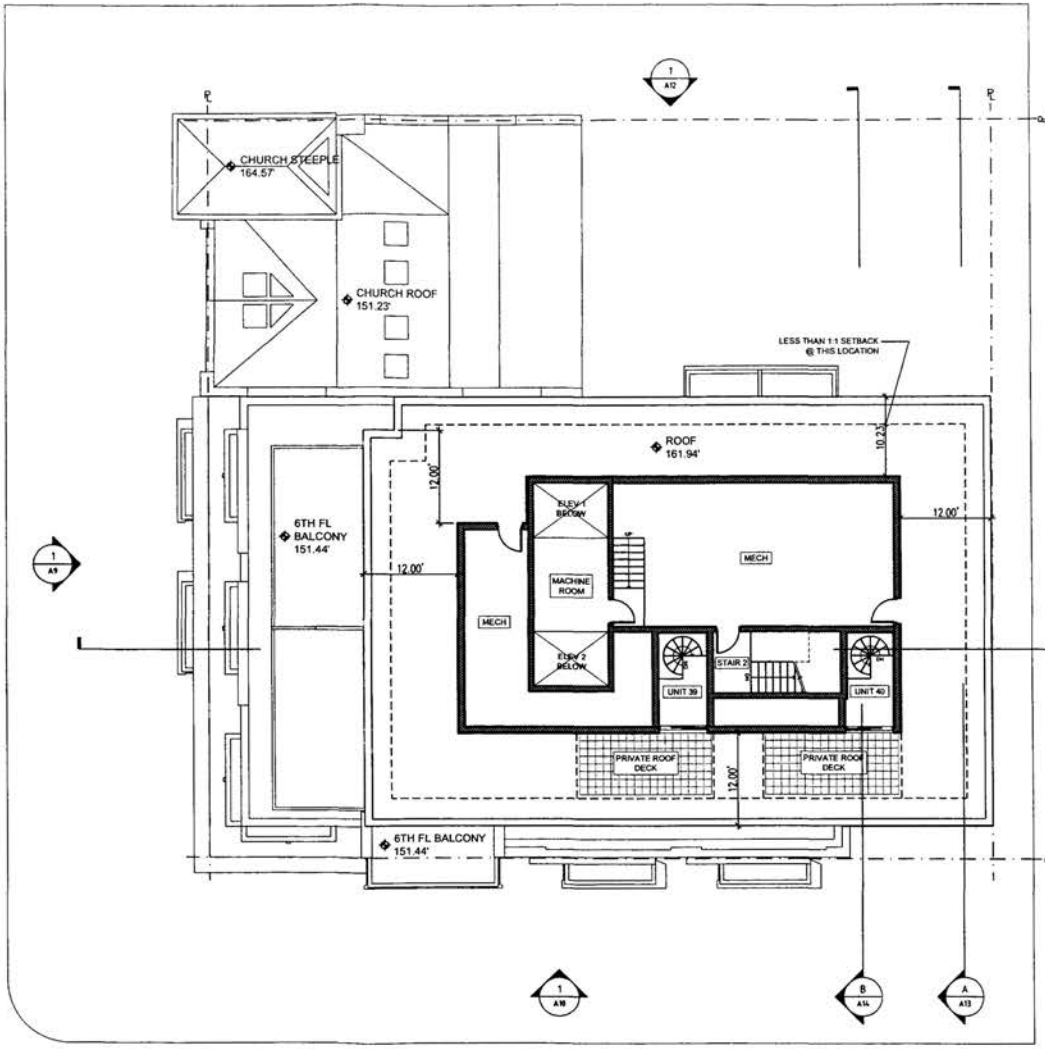
SCALE: 1" = 1/16"

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ROOF / PENTHOUSE PLAN

SCALE: 1" = 1/16"

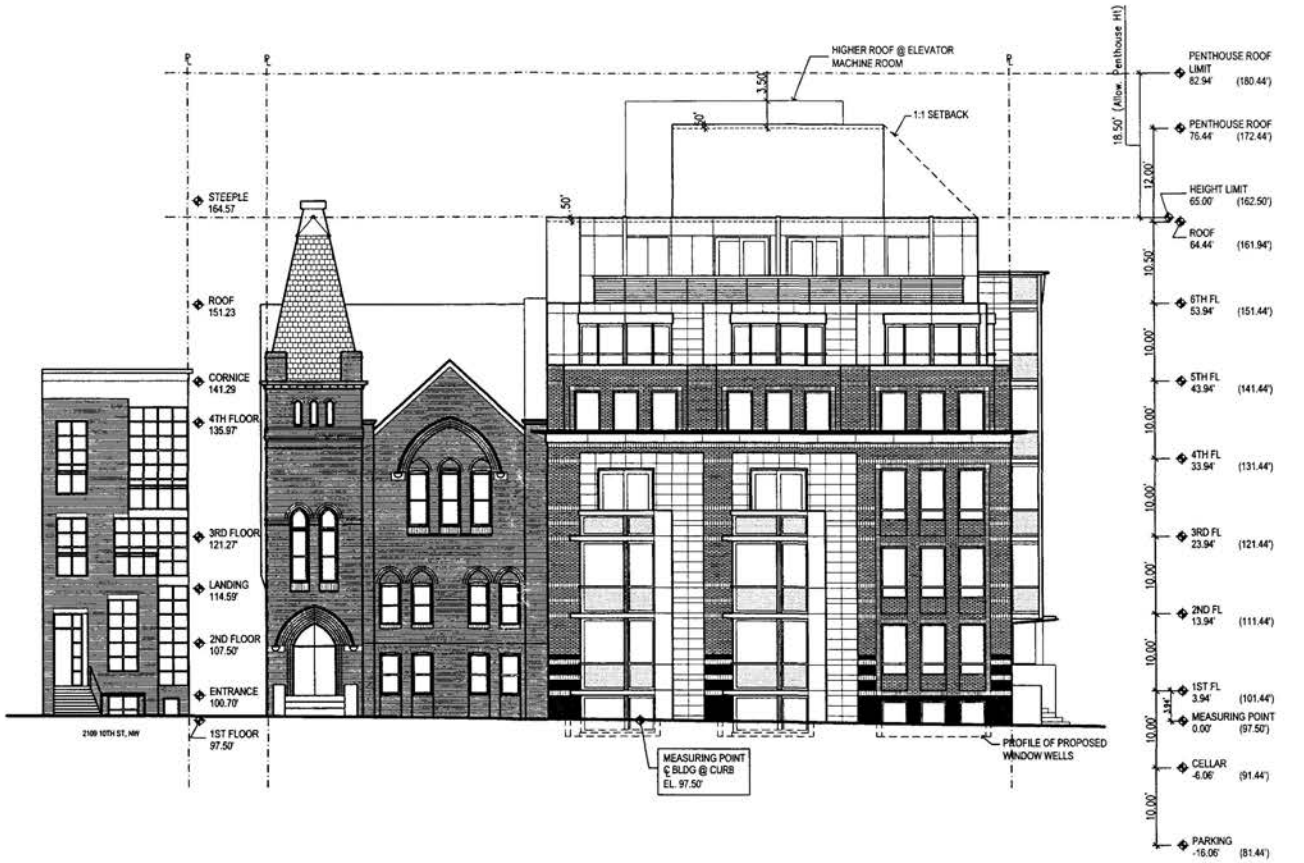
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WEST ELEVATION

SCALE: 1" = 1/16"

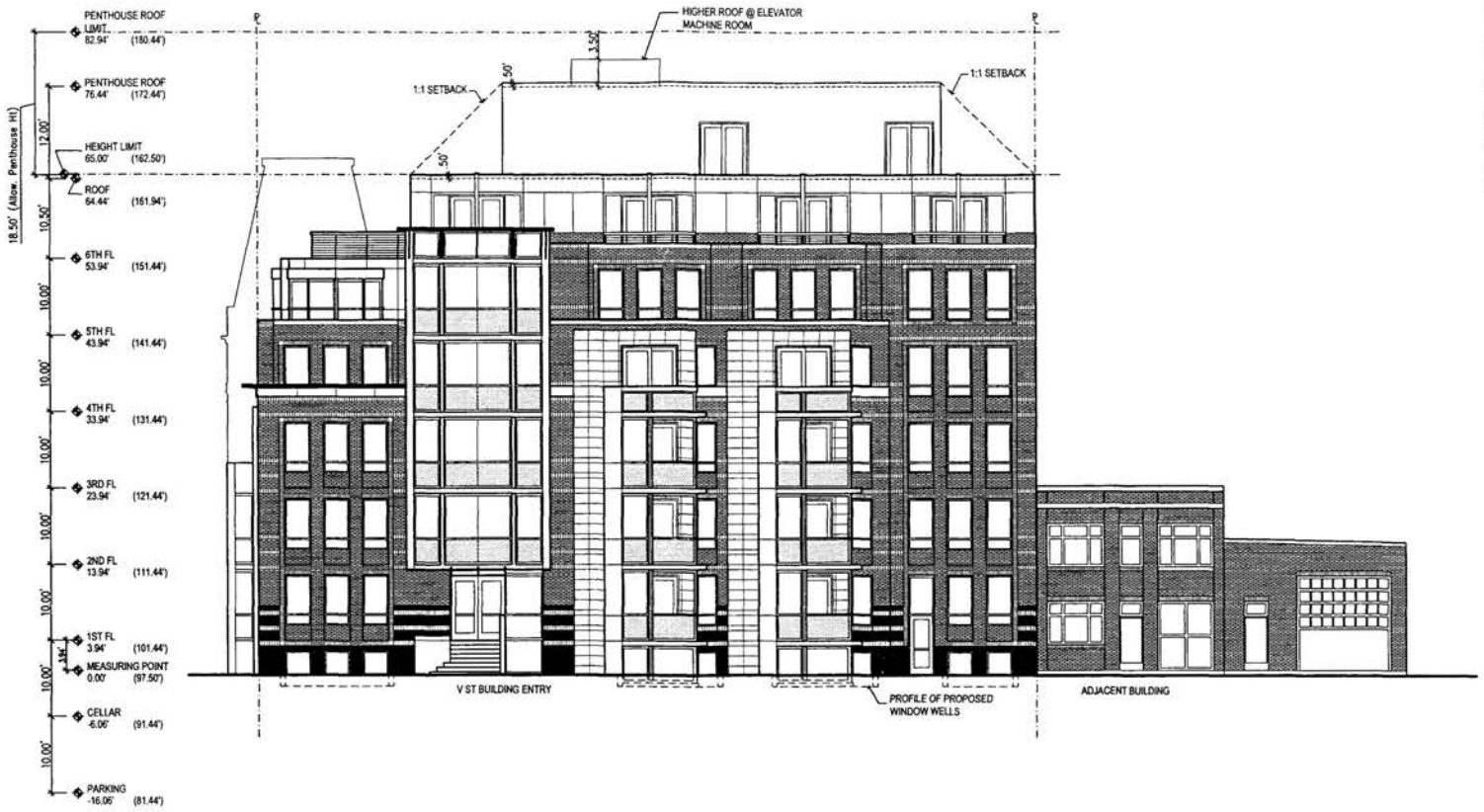
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SOUTH ELEVATION

SCALE: 1' = 1/16"

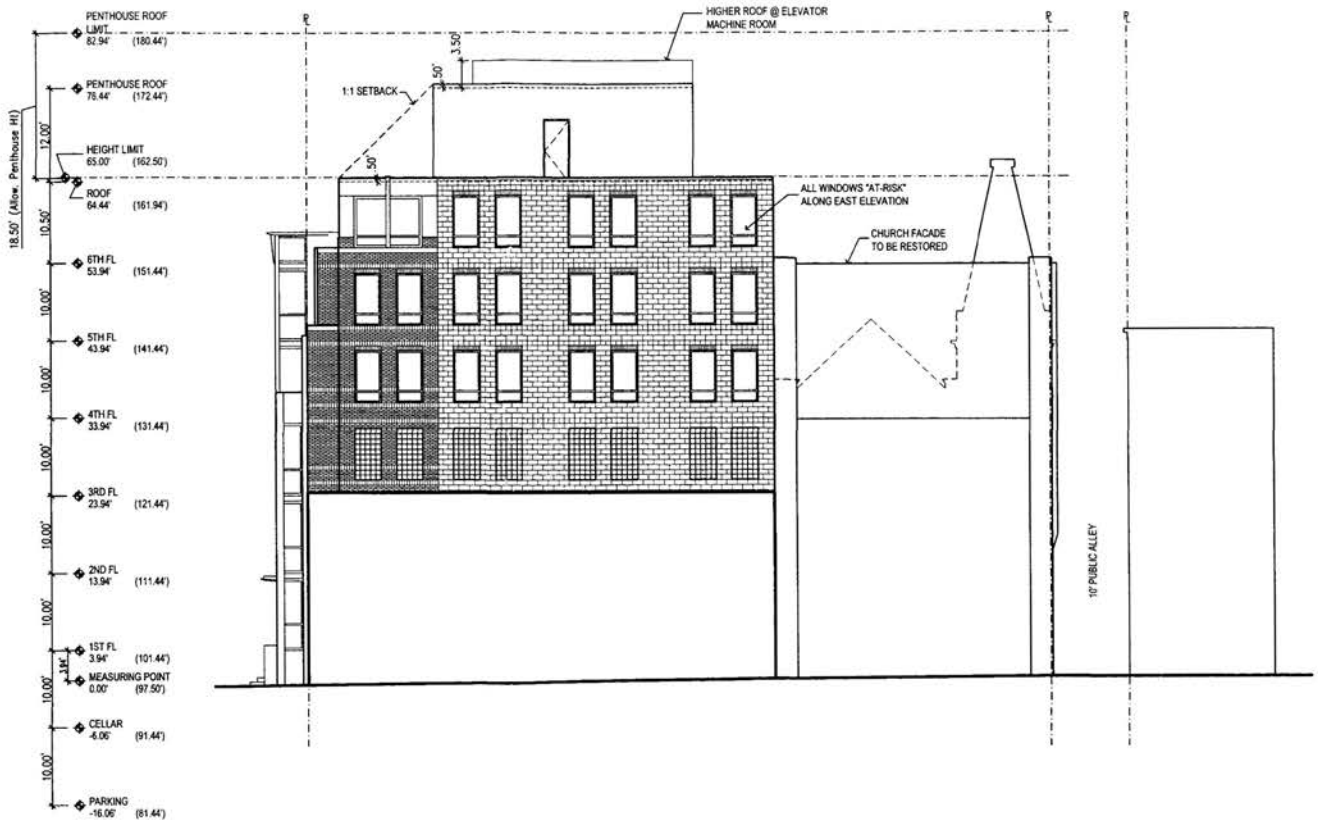
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EAST ELEVATION

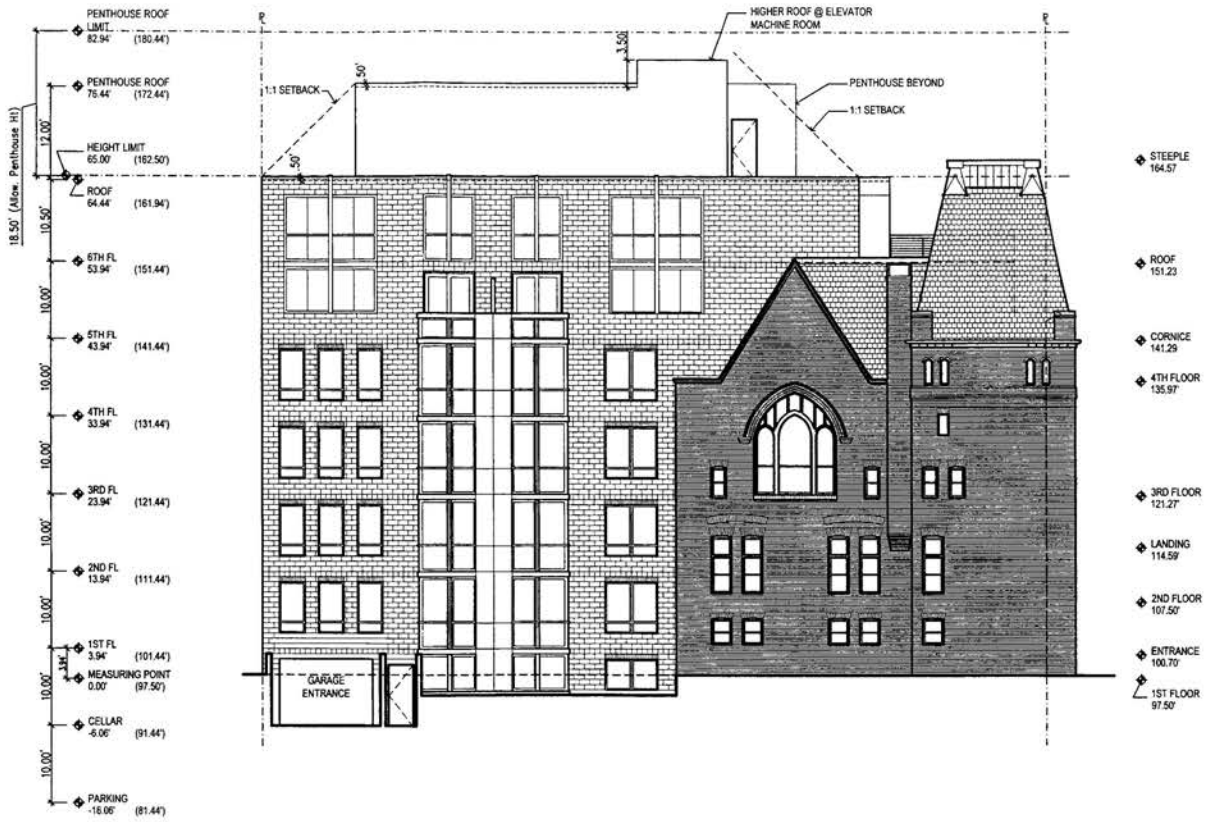
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NORTH ELEVATION

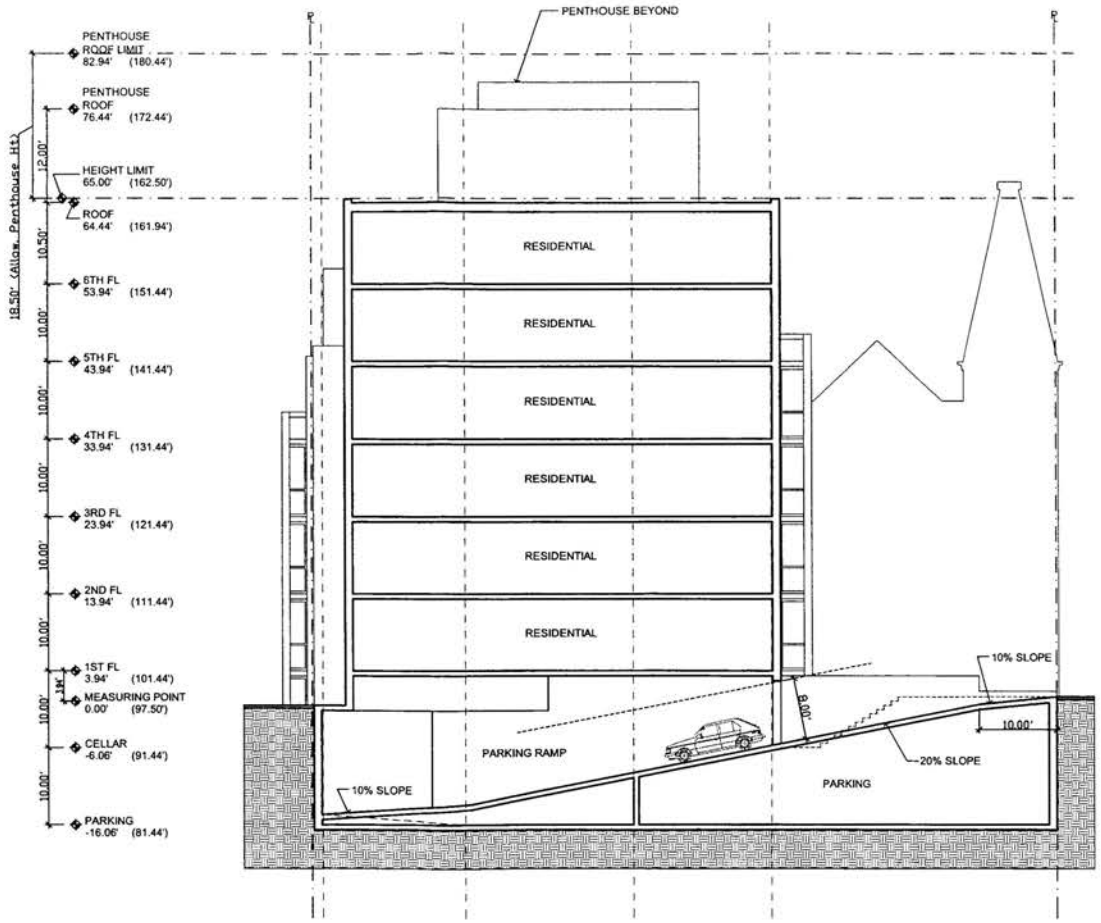
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SECTION A

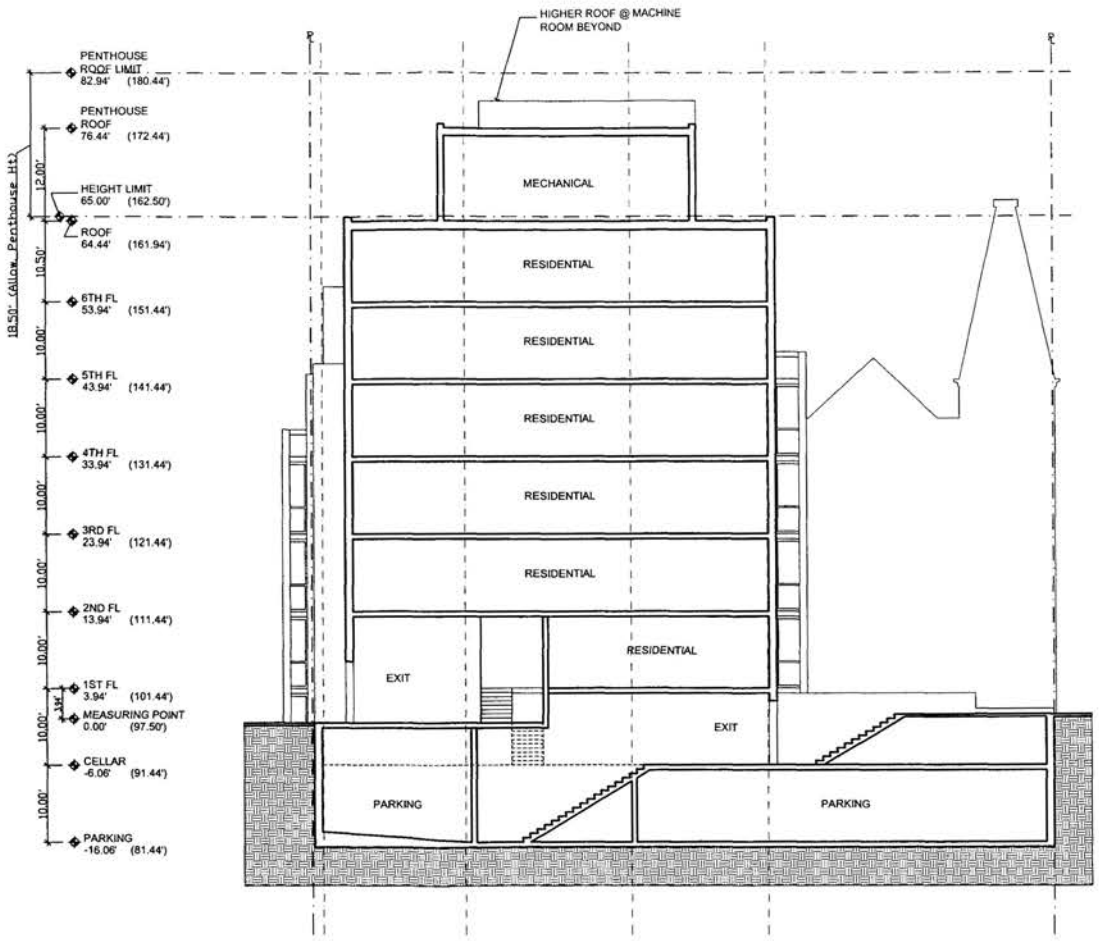
SCALE: 1" = 1/16"

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SECTION B

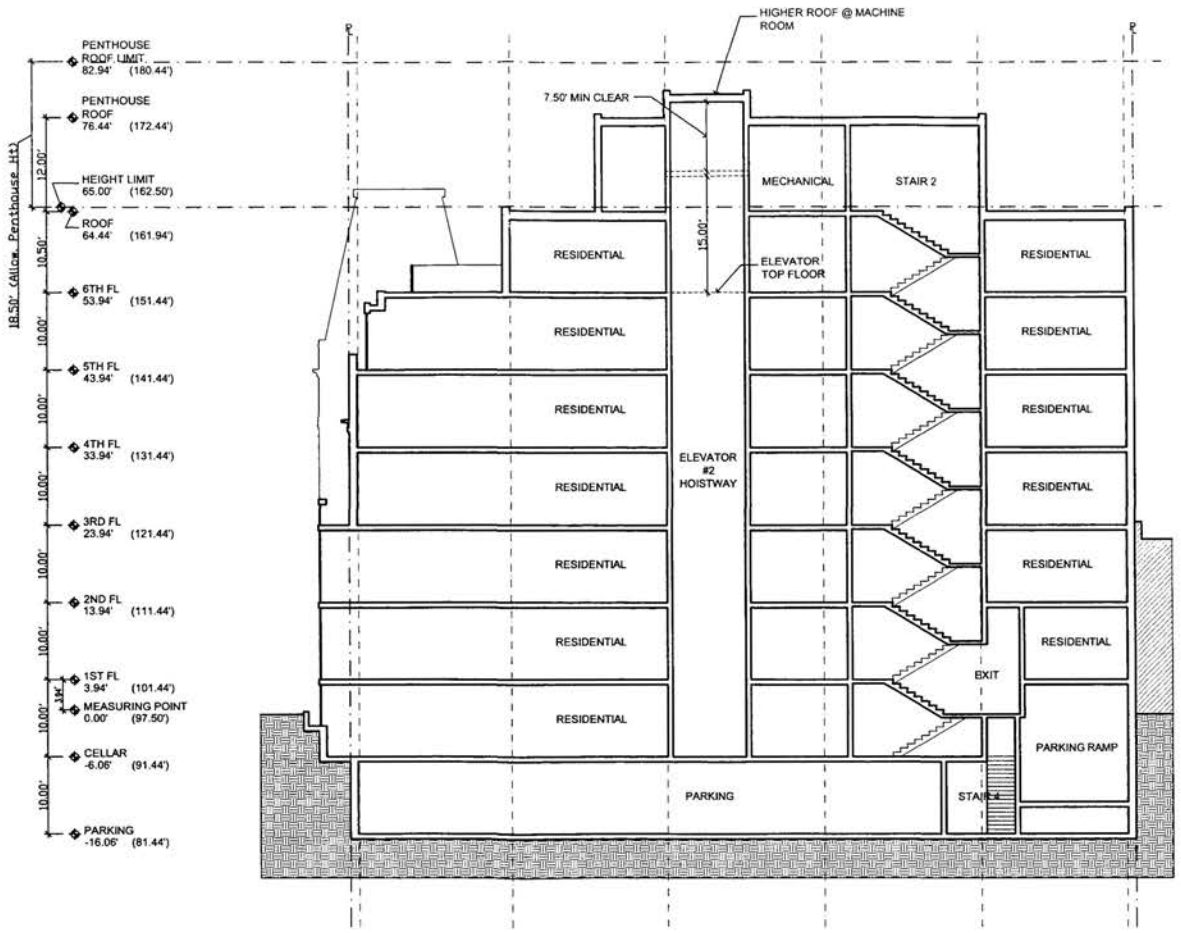
SCALE: 1' = 1/16"

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SECTION C

SCALE: 1" = 1/16"

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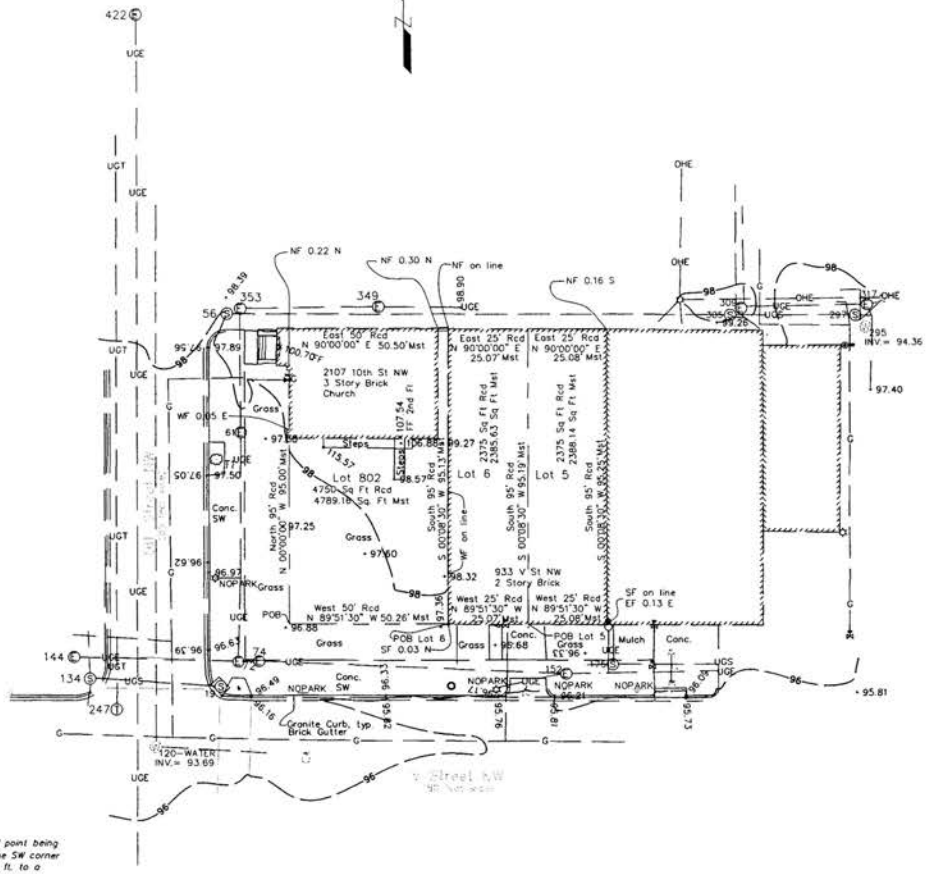
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LEGEND

- STORM MH
- TOP ASPHALT CURB
- MANHOLE
- ELEC. METER
- SIGN
- PHONE MH
- LIGHT POLE
- ELEC. MH
- BUILDING
- GAS VALVE
- SANITARY INVERT
- SANITARY MH
- TELEPHONE INVERT
- WATER INVERT
- ELECTRIC INVERT
- STORM INVERT
- WATER VALVE
- WATER METER
- WATER MH
- TREE
- PAVEMENT
- GROUND SHOT
- MULCH LINE
- CHISLED X
- RAIL RD SPIKE
- FLY STATION
- TRAVERSE
- BS.
- STORM INVERT
- HANDICAPPED RAMP
- UNDG. GAS
- UNDG. SEWER PIPE
- UNDG. WATER LINE
- FLOW LINE PAVMT
- FLOW LINE CONCRETE
- FLOW LINE
- WHITE LINE
- EDGE OF WALL
- TOP OF SLOPE
- UNDG. PHONE
- UNDG. ELEC.
- OVERHEAD ELEC.
- SIDEWALK
- EDGE OF CONC.
- CONC. STEP / STOOP
- EDGE OF CONC. STEP
- EDGE OF PAVEMENT
- CENTER LINE

TREE TABLE

TI 1" TREE



UTILITY TABLE

Note: All sewers are combined Storm/ Sanitary by

134 SEWER TOP= 96.50
INV.IN = 91.84 To 12IN.
INV.IN = 90.04 To 12IN.
INV.IN = 86.34 To 12IN.
INV.OUT= 84.27 To 10IN.

144 ELEC TOP=96.65

152 ELEC TOP=96.30
INV.OUT= 93.90

175 SEWER TOP= 96.46
INV.IN = 88.21 To 12IN.
INV.OUT= 88.07

19 SEWER TOP= 96.45
INV.OUT= 96.45 To FOT

247 TEL TOP=96.42
INV.OUT= 88.91

297 SEWER TOP= 97.53
INV.IN = 92.25 To 6IN.
INV.OUT= 90.84 To 6IN.

305 SEWER TOP=97.97
INV.IN = 90.24 To 12IN.
INV.OUT= 90.23 To 12IN.

309 ELEC TOP=97.89
INV.OUT= 95.89

317-ELEC TOP=97.79
INV.OUT= 93.89

349/ELEC TOP=98.59
INV.OUT= 94.89

353-ELEC TOP=98.10
INV.IN = 95.00
INV.OUT= 94.99

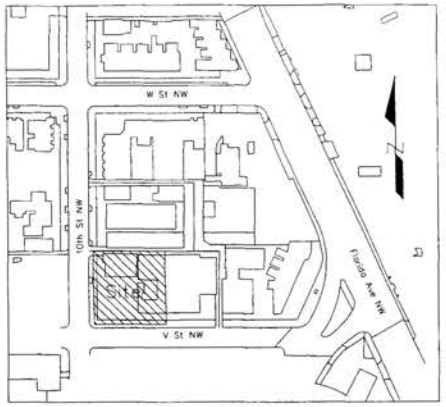
422 ELEC TOP=99.33
INV.OUT= 90.88

56 SEWER TOP=98.00

61 ELEC TOP=97.90
INV.OUT= 95.12

72-ELEC TOP=96.81
INV.OUT= 87.62

74-ELEC TOP=96.77
INV.OUT= 87.56



Vicinity Map
Not to Scale

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

To: (name of client), (name of lender, if known), (name of title insurance company, if known), (name of others as instructed by client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items _____ of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that [Surveyor to complete certificate with the appropriate ONE of the following three phrases]

** the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.*

** the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."*

** proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."*

Date: _____

(signed) _____ *(seal)*
License No.

Legal Description Lot 802: Begining at a point, said point being the SW corner to Square 358 as shown on this plat and being the SW corner of Lot 802, Thence North 95.00 ft. to a point, thence Eat 50.50 ft. to a point, thence South 0°8'30" West 95.13 ft. to a point, thence North 89°51'30" West 50.26 ft. to the point of beginning and containing 4789.16 sq ft as measured.

Legal Description Lot 6: Begining at a point, said point as shown on this plat being the SW corner of Lot 6, Thence North 0°8' 30" East 95.13 ft. a point, thence East 25.07 ft. to a point, thence South 0 °8' 30" West 95.19 ft. to a point, thence North 89°51' 30" West 25.07 ft. to the point of beginning and containing 2,385.63 square feet as measured..

Legal Description Lot 5: Begining at a point, said point as shown on this plat being the SW corner of Lot 5, Thence North 0°8' 30" East 95.19 ft. a point, thence East 25.08 ft. to a point, thence South 0 °8' 30" West 95.25 ft. to a point, thence North 89°51' 30" West 25.08 ft. to the point of beginning and containing 2,388.14 square feet as measured..

Notes:

1) The topographic data on this survey is the results of a field survey by this firm.
2) Contour elevations shown are referenced to DCDWP datum, meridian referenced to DCSO.
3) Boundary information shown hereon was obtained from official city records, and verified in the field insofar as possible. Property line dimensions from official records may not necessarily agree with actual measured dimensions. All property lines in the District of Columbia are subject to change by the Office of the Surveyor, D.C.
4) Visible Utilities have been shown.
5) Distances and Directions shown are noted as measured (Mst) and record (Rcd).
6) Property is identified as Flood Zone C – areas of minimal flooding as identified on FIRM Community Panel Number 110001 0020 B dated Nov. 15, 1985

DISTRICT OF COLUMBIA
WILLIAM H. SLOAN III
No. 901231
LICENSED
LAND SURVEYOR

DATE	DESCRIPTION	BY
8-5-04	Additional Field Shots (curb west side 10th St)	WHS

WILES MENSCH CORPORATION
Planning, Engineering, Surveying & Landscape Architecture
11860 Sunrise Valley Drive Suite 200 Reston, Virginia 20191
(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

Broad Street Ventures, LLC
Topo, Utility, & Boundary Survey
10th & V Street, NW
Washington, DC

ALTA/ASCM Land Title Survey
JOB NO. 210-04-S
Sq 358 Lots 802, 5, 6

1" = 20' | DATE 7-27-04 | SHEET 1 of 1